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PART III

GOVERNMENT OF PUNJAB

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-I BRANCH)**

NOTIFICATION

The 4th October, 2019

No. G.S.R.33/P.A.11/1995/Ss.43 and 180/Amd. (3)/2019.- In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Urban Planning and Development Building Rules, 2018, namely:-

RULES

1. (1) These rules may be called the Punjab Urban Planning and Development Building (Amendment) Rules, 2019.
(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.
2. In the Punjab Urban Planning and Development Building Rules, 2018 (hereinafter referred to as the said rules), in **rule 2**, in sub-rule (1),-
 - (i) for **clause (77)**, the following clause shall be substituted, namely :-
"(77) **"flatted industry"** means a building 15m or more in height and constructed for industrial purpose;" ; and
 - (ii) after **clause (147)**, the following clause shall be inserted, namely:-
"(147A) **"plotted industry"** means a building below 15m in height and constructed for industrial purpose;" .
3. In the said rules, in **rule 5**, in Table 2 for Note (a), the following Note shall be substituted, namely:-
" (a) All dimensions in plan can be indicated in metric units or feet inches." .
4. In the said rules, in **rule 19**,-
 - (i) in Table 4, after note (e), the following note shall be added, namely:-
"(f) In small size plot upto 105 sq.m (125 sq.yd) area, front setback may be relaxed upto 1.5m irrespective of building height." ; and
 - (ii) Table 7 shall be omitted.

5. In the said rules, in **rule 20**, in Table 8, for Note (d), the following Note shall be substituted, namely:-

"(d) Approach to upper floors in case of double storeyed shops, shop-cum- offices/ shops can also be permitted from the public corridor."

6. In the said rules, in **rule 21**, for Table 18, the following Table shall be substituted, namely:-

"Table 18: Industry Plotted"

Serial No.	Parameter	Permissible Limits
1.	Minimum Approach Road	15m (Min. 16'-6" widen to 50'-0") or as per master plan whichever is more
2.	Maximum Ground Coverage	65 % of the plot area**
3.	Maximum Floor Area Ratio	Unlimited*
4.	Maximum Height of Building	Below 15m Note: Excluding equipment, machinery such as chimney, boiler, plant, hammer, silos etc. irrespective of its height.
5.	Setbacks around buildings	Refer sub-rule (1) of rule 26 of these rules.
6.	Parking	General Industry 1 Equivalent Car Space per 100 sq.m. of the total floor area ratio. Informational For Site Area upto 2 Acres : 1.0 Technology Equivalent Car Space per 100 sq.m. of the total floor area ratio. For Site Area above 2 Acres: 2 Equivalent Car Space per 100 sq.m. of the total floor area ratio.

Note:

- (a) **5% additional ground coverage shall be permitted in case of retail service industry.
- (b) *Unlimited F.A.R shall be subject to fulfilment of building controls such as ground coverage, setback around building, parking norms, light and ventilation, height, fire and structural safety.
- (c) In case of Industrial Estate/ Private Industrial Areas or Conglomeration of Industries opt for central parking then:
- (i) Minimum 20% parking shall be within the premises of the industry.
- (ii) The parking requirement if provided in mechanical/ common pool area shall

be duly certified by the concerned association by whom it is being maintained.

- (iii) *The share of common parking shall be calculated as per the total area of the industrial plot duly certified by the concerned agency maintaining that parking.*
- (iv) *In case any false claim regarding common parking is observed then the industrial plot holder has to provide parking in his own premises."*

7. In the said rules, in **rule 26**,-

- (i) in sub-rule (1),-

- (a) for Note (a), the following Note shall be substituted, namely:-

"(a) In case of industrial buildings (except I.T. buildings), the open spaces around the building shall not be less than 4.5m for height upto 15 m, with an increase of the open spaces of 0.25 m for every increase of 1 m or fraction thereof in height above 15m. However, for industrial plots (including I.T Buildings) upto 2025 sq.m area where width of the plot is less than 30.50 m (100'-0"), the front and rear set back shall be ¼ of the height or 2m whichever is more are mandatory. The side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard." ; and

- (b) for Note (e), the following Note shall be substituted, namely:-

"(e) For buildings other than residential plotted or independent floors, industrial plotted or general industrial buildings, or hazardous building, minimum setback from the boundary shall be 6 m or as shown in zoning plan, whichever is more.

However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.

However, for the corner plot upto 2025 sq.m in size, the side setback adjoining the side road may be relaxed and shall not be less than 3 m from the boundary subject to the following conditions, namely:-

- (i) minimum road width of side road shall not be less than 9m;

- (ii) *minimum setback of the building shall be governed as per table above from the centre of the adjoining side road for this side;*
 - (iii) *this relaxation shall be applicable only for one time for one side and not applicable for front and rear side;*
 - (iv) *the height of the boundary wall including railing for this side shall not be more than 2m; and*
 - (v) *no objection certificate from Fire Department is required for this relaxation";*
- (ii) in sub rule (4), for Table 32 and Table 33, the following Tables shall be substituted, namely:-

"Table 32: Projections

Serial No.	Size of Plot	Maximum allowable projection (free from ground coverage and floor area ratio)
I.	Upto 250 sq.m.	Shall not be more than one-third of the corresponding depth of front or rear setback or 0.91 meters (3'-0"), whichever is less.
II.	Above 250 sq.m.	1.83 meter (6'-0")

Table 33: Balcony

Serial No.	Size of Plot	Maximum allowable projection (free from ground coverage and floor area ratio)
I.	Upto 250 sq.m.	Shall not be more than one-third of the corresponding depth of front or rear setback or 1.22 meters (4'-0"), whichever is less.
II.	Above 250 sq.m.	1.83 meter (6'-0")

Note:

- (a) *The projection on door and window shall not exceed 0.91 meters. (3'-0").*
- (b) *The projection shall not be at a lesser height than 2.06 meters (6'-9") clear above the plinth level of the building.*
- (c) *In case of corner plots, sunshade not exceeding 0.60 meters.(2 feet) on window opening on to the side shall be permitted at a height not less than 2.06 meters (6'-9).*
- (d) *If the projection or balcony is provided more than the provision of above Table 32 or Table 33 then the area of the additional projection shall be counted toward Floor Area Ratio.*
- (e) *Wrap around continuous balconies will be allowed as long as their area does not exceed 50% of the total open area." ; and*

- (iii) in sub-rule (6), in clause (ii), for sub-clause (g), the following sub-clause shall be substituted, namely:-

"(g) Ramp, fire exit stair cases/ fire towers, fire refuse area (as per the National Building Code of India, 2016 as amended from time to time), toilet blocks for visitors/ drivers/ guards on ground floor only, cupboards upto depth of 0.6m and 1.8m length shall be exempted from Floor Area Ratio.".

8. *In the said rules, in rule 28,-*

- (i) for Table 32, the following Table shall be substituted, namely:-

"Table 32: Occupant Load

Serial No.	Type of occupancy	Occupant load factor (sq.m per person)
I.	Residential	12.50
II.	Educational	4.00
III.	Institutional	
	Indoor patient area	15.00
	Outpatient area	10.00
IV.	Assembly:	
	Concentrated use without fixed seating	0.65
	Less concentrated use without fixed seating	1.40
	Fixed seating	Multiplying the number of seats by 1.2.
	Dining areas and restaurants with seating and table	1.80
V.	Mercantile:	
	Street floor and sales basement	3.00
	Upper sales floor	6.00
	Storage/warehouse, receiving and the like	20.00
VI.	Business	10.00
VII.	Industrial	Calculated on the basis of
VIII.	Storage	Detailed Project Report
IX.	Hazardous	(DPR) approved by labour Department plus 10% addition of it.

Notes:

- (a) *Gross area shall be the floor area as defined in clause (78) of subrule (1) of rule 2 of these rules. All factors expressed are in gross area unless marked net.*
 - (b) *Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc, where sleeping accommodation is provided, shall not be calculated at less than 7.5 m² gross floor area/ person.*
 - (c) *For the purpose of public health facilities like W.C., urinal, washbasin, drinking water fountain, ablution tabs etc., occupant load shall be calculated on floor area ratio." .*
9. In the said rules, in rule 30,
- (i) in sub-rule (6),-
 - (a) for clauses (i) and (ii), the following clauses shall be substituted, namely:-

"(i) The multi-level basement in plots of an area above 2025 sq.m shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for fire fighting vehicular loads as given in clause 4.6 of Part III of the National Building Code of India, 2016, as amended from time to time. The owner or the applicant, as the case may be, shall be bound to execute indemnity bond in the favour of competent authority as specified in annexure 21.

(ii) In case of plot size upto 2025 sq.m, single storey basement is allowed upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot:

Provided that the above condition of 2.44 m (8'-0") setback from the adjoining plot shall not be mandatory if adjoining plot does not have a building upto 2.44m from the plot line." ; and
 - (b) in clause (iv), for sub-clause (d) the following sub-clause shall be substituted, namely:-

"(d) The minimum height of the ceiling of first level basement shall be 0.9 meters and maximum 1.2 meters above the average surrounding ground level, except convenient shopping. However, if sunken court is provided for light and ventilation then the same shall not be mandatory." ;
 - (ii) in sub-rule (10), after clause (v), the following clause shall be added, namely:-

"(vi) Boundary wall may be allowed to be constructed in No Construction Zone after leaving the road widening, if required, subject to the condition that the owner

shall dismantle the boundary wall as and when required by any Government agency/ authority without any claim." ;

- (iii) in sub-rule (17), in clause (i), for sub-clause (a), the following sub-clause shall be substituted, namely:-

"(a) Ramp(s) shall be compulsory in educational building (upto high/ secondary school level), In-patient Medical facilities and shall go up to the highest floor. However, it shall not be mandatory for higher level educational institute building. Minimum width of the ramp shall be as per the provisions of the sub-rule (16) of rule 30 of these rules and its gradient shall not be less than 1:12. Other provisions of the ramp shall be as per National Building Code of India, 2016:

Provided that in higher level educational institute building, the elevator for physically handicapped person shall be provided in accordance with the provisions of the Rights of Persons With Disabilities Act, 2016, Harmonised Guidelines and Space Standards for Barrier-Free Built Environment for *persons with Disability, 2016 and Elderly Persons* and provide special arrangement for differently-able persons in fire exit staircase as per the National Building Code of India, 2016." ; and

- (iv) for sub-rule (20), the following sub-rule shall be substituted, namely:-

"(20) **Sunken courtyard.**- Sunken courtyard up to 3 m in depth from the ground level and minimum 2 m width and minimum 10 sq.m. area as 'light well' within zoned area shall be permitted for light and ventilation for basement area provided that it does not interfere with the movement of fire tenders and adequate arrangements for drainage shall be provided.

However, for plot size upto 2025 sq.m area, sunken courtyard may be allowed upto the boundary wall of the plot in rear courtyard subject to the fulfillment of parking and fire tender movement as required."

10. In the said rules, for the words and figure "Equivalent Car Space per 100 square meters of the total covered area", wherever occurring, the words and figure " Equivalent Car Space per 100 square meters of the total Floor Area Ratio" shall be substituted.

11. In the said rules, for Annexure 13, the following Annexure shall be substituted, namely:-

"Annexure 13

Qualification and Competence of Technical Personnel for Preparations of Schemes for Building Permit and Supervision

General

Building/Development work for which permission is sought, shall be planned, designed and supervised by registered professionals. The registered professionals for carrying out the

various activities shall be:

Architect, Engineer, Structural engineer, Town planner, Landscape architect, Urban designer, Supervisor. Requirements of registration/license for these professionals by the Authority or by the body governing such profession and constituted under a statute, as applicable to practice within the local body's jurisdiction, are given in items 1 to 7 of the following table:

(items 8-10 *Plumber, Electrician and Fire Consultant* may not need registration)

Serial No.	Professional	Qualification	Competence/Function	Role/Responsibilities
1	Architect	Registered with valid membership of the Council of Architecture, India as prescribed under Architect's Act 1972.	<p>The registered architect shall be competent to carry out the work related to the building/development permit as given below:</p> <p>a. Prepare and sign all plans, sub-division/ layout plans and information connected with building permit except engineering services of high rise/ special buildings.</p> <p>b. Issuing certificate of supervision and completion of all buildings pertaining to architectural aspects.</p> <p>c. Preparation of sub-division/layout plans and related information connected with development permit.</p> <p>d. Issuing certificate of supervision for development permit.</p>	<p>a. The architect should need to help the client to bring together a team to give specific services such as that of a structural engineer, quantity surveyor, builder, mechanical/electrical engineers, etc.</p> <p>b. During the construction stage, the architect should be visiting site periodically for inspections to ensure that in general, the work being carried out on site is in compliance with architectural design and specifications. Some projects may require the services of resident architect (s) on building project site.</p>
2	Engineer	Graduate in Civil Engineering from recognized Indian or	The registered engineer shall be competent to carry out the work related to the	a. Engineers are very important members of the design team whose

	foreign university. Registered with valid membership (Civil) of the Institution of Engineers, India.	building/development permit as given below: a. Prepare and sign all building plans (all types of buildings), structural drawings and service plans and information connected with building permit; b. Preparation of structural drawings, details and calculations of buildings on plot up to 500 sq.m and up to 5 storeys or 15 m in height, all service plans. c. Issuing certificate of supervision and comple- tion of all buildings pertaining including structure and building services.	responsibilities are to assist in the overall design of the project within the scope of their specialist fields. b. Engineers such as geotechnical, structural, c. electrical, mechanical, and will so on, will carry out various analyses and calculations before arriving at the optimal design solution for a specific building. d. During project execution stage, engineers should visit the site periodically for inspections to ensure that in general, the work being carried out is in compliance with their engineering drawings, schedules and specifications. They must also be available to modify or re-design their individual aspects as may become necessary.
3	Structural Engineer	Graduate in Civil engineering from recognized Indian or foreign university, or Corporate Member (Civil) of Institution of Engineers (India), minimum 3 years	a. The registered structural engineer shall be compe- tent to prepare the structural design, calculations and details for all buildings and undertake their supervision.

experience in structural engineering practice with designing and field work.

b. In case of buildings having special structural features, as decided by the Authority, they shall be designed only by Structural engineers.

NOTE :

The 3 years' experience shall be relaxed to 2 years in the case of post-graduate degree of recognized Indian or foreign university in the branch of structural engineering. In case of doctorate in structural engineering, the experience required would be one year.

4	Town Planner	Graduate or Post-graduate degree in Town and country planning with valid Associate Membership of the Institute of Town Planners, India.	<p>The registered town planner shall be competent to carry out the work related to the development permit as given below:</p> <p>a. Preparation of plans for land sub-division/layout and related information connected with development permit for all areas.</p> <p>b. Issuing of certificate of supervision for development of land of all areas.</p> <p>NOTE: <i>However, for land layouts for development permit above 5 hectare in area, landscape</i></p>	<p>a. Town planner is responsible for the orderliness in the developmental layout to show the various land use.</p> <p>b. During the execution stage, Town Planners will also ensure that the orderliness in the layout is not distorted and that the approval given is also adhered to strictly.</p> <p>c. Town planners also carry out Site Analysis Report for building projects.</p>
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			<i>architect shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage/ drainage, electrification, etc, the registered engineers for utility services shall be associated.</i>
5	Landscape Architect	Bachelor or Master's degree in landscape architecture or equivalent from recognized Indian or foreign university.	<p>The registered landscape architect shall be competent to carry out the work related to landscape design for building/development permit for land areas 5 hectares and above. In case of metro-cities, this limit of land area shall be 2 hectares and above.</p> <p>NOTE</p> <p>For smaller areas below the limits indicated above, association of landscape architect may also be considered from the point of view of desired landscape development.</p>
6	Urban Designer	Master's degree in Urban Design or equivalent from recognized Indian or foreign university.	<p>The registered urban designer shall be competent to carry out the work related to urban design for city areas more than 5 hectares and campus area more than 2 hectares. He/She shall also be competent to carry out the work of urban renewal for all blighted/congested areas.</p>

NOTE For smaller areas below the limits indicated above, association of urban designer may be considered from the point of view of desired urban design.			
7	Supervisor	Diploma in Civil engineering/ Architectural Assistantship from recognized institute with 2yrs working experience or Civil Craftsmanship from I.T.I with 5yrs experience under a qualified Architect/Civil Engineer for building construction and supervision.	The registered supervisor shall be competent to carry out the work related to the building permit as given below: All plans and related information connected with building permit for residential buildings on plot up to 100 m ² and up to two storeys or 7.5 m in height; and Issuing certificate of supervision for buildings as per (a).
8	Plumber	licensed by the concerned Authority through examination of candidates- Certificate of training from ITI, with min. 2yrs experience of execution of sanitary and plumbing works under any govt. Dept./ Local body or a qualified Architect/ Engineer. Knowledge of working drawings and dimensioned sketches.	A plumber shall be competent to do the following jobs: Execution / supervision of sanitary works up to 500 sqmt plot size and 4 storeyed buildings.

9	Electrician	As prescribed by the concerned electricity company.
10	Fire Consultant	As prescribed by Chief Fire Officer, Town/City Fire Service".

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